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## DOWNTOWN COMMISSION RESULTS

**Tuesday, April 25, 2017**

**77 N. Front Street, STAT Room (Lower Level)**

### **I. Attendance**

Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Michael Brown; Kyle Katz; Mike Lusk; Jana Maniace; Danni Palmore

Absent: Tedd Hardesty; Robert Loversidge

City Staff: Daniel Thomas; Steve Schoeny, Mark Lundine; Ashley Senn; Brandon Hayes; Anthony Celebrezze III

### **II. Approval of the March 28, 2017 Downtown Commission Meeting Results**

Motion to Approve (6-0)

### **III. Certificates of Appropriateness**

#### **Case#1 17-4-1**

1:00:00

**Address:** 85-111 North High Street

**Applicant and Property Owner:** 85 North High Street LLC c/o Eclipse Real Estate

**Architect:** Kephart – Community • Planning • Architecture (Denver)

#### **Request:**

Certificate of Appropriateness for final approval of northeast portion of project – six story mixed used building with apartments (5 stories) ground floor retail on High Street and three levels of structured parking.

#### **Discussion**

Tom Marano, Edwards Co. Briefing on background of approvals and review in front of the Commission. Edwards Co. has decided on an aluminum panel system for this portion of the building. Color will be a mottled copper, which will not weather. Sample shown. The rear side will be stucco panel. Windows will be standard bronze and bronze storefront. Panel size will vary. Panels can be individually replaced (concealed fasteners) and are heavy gauge. It is the same system (albeit different colors, on Carlyle's Watch) JM – concern that the metal panels might be a little too monolithic and flat. A. – It will have more character when seen bigger.

KK – concerns about Long Street experience – very monolithic. COTA is putting in bus stop. KK – suggests that the side door be masked. A. – will be done as a bronze door. ML – will you be doing the landscaping? A. – street trees are being proposed, but as of yet that is unresolved. They might also be affected by the COTA stop. We are bound by the new streetscape standards.

KK – move for acceptance, OB – 2<sup>nd</sup>. Breaks up the alikeness of everything on High St. KK – talk about lighting. A. – All along High St. there will be metal canopies with LED wash lighting from above.

#### **Results**

Motion to approve (7-0)

#### **Case #2 17-4-2**

1:14:40

**Address:** 303-323 E. Town Street

**Applicant:** Todd Sloan, The Daimler Group

**Property Owner:** 303 Town LLC / OhioHealth Corporation

#### **Request:**

Certificate of Appropriateness for landscaping and signage

#### **Discussion**

Todd Sloan, Daimler Group – this also includes one exterior modification to the building because of construction / structural issues (fake curtain wall is gone, brick remains). Signage is similar to before, it has gone through Ohio Health for their approval. Large pylon sign is changed from “Grant” on top to “OhioHealth”. JM – question about circulation and freestanding signs. A. – clarified. ML – the brick breaks up the entire façade better than the spandrel glass would have. KK – motion to accept. A. – will be coming back with signage from across the street to change from Grant to OhioHealth. KK – sounds like this could be administratively done. Give to staff first for assessment.

#### **Results**

Motion to approve (7-0)

#### **Case #3 17-4-3**

1:25:10

**Address:** 160 South High Street / HighPoint / Blasted Barley Beer Company

**Applicant:** Ideal Due Diligence, Amanda Caldwell (Cincinnati)

**Architect:** Ilan Baldinger (Tempe, Arizona)

**Property Owner:** Falco Smith & Kelley Ltd.

**Restaurant Owner:** Barley Restaurant II LLC (Las Vegas, Nevada) – Contact Mike Rose

#### **Request:**

Certificate of Appropriateness for the finishing of retail space at High Point for Blasted Barley Beer Company CC3359.05(C)1)

#### **Discussion**

Amanda Caldwell – intent was to put the kitchen closer to High Street, the dining looking at the Commons and the bar adjacent to the Town St. passage. One door off of High would access the kitchen and the other one; closest to Town St. would be for customers. Nano doors would open to the Commons and have both a railing and a wood plank lower covering. The kitchen section’s windows on High street will be blacked out. The entrance section’s windows will be clear glass.

KK – we’ve seen other instances where kitchens were exposed to the streets. It is difficult to imagine that High Street having film windows, not being able to capture the energy of a primary street. SW – I concur. I don’t mind the wood motif. Put the wood up and have clear glass above. KK – the North Star at Easton is a wonderful example of exposing the kitchen to the street. OB – it’s also better marketing for the restaurant.

ML - You also have the same situation behind the bar. KK – I have the same concern here. SW – can put wood and sign (perhaps wash it with light) over maybe one of those windows. No one seems to have a problem with the wood paneling. KK – I agree that it is a difficult space to work with, but there's got to be a better solution. JM – we are looking for diversity along High St. and that kitchen would bring action, energy. SW - best

## **Results**

Tabled

## **IV. Conceptual Reviews**

### **Case #4 17-4-4**

**Address:** 55 E. Long Street

1:39:30

**Applicant and Design Professional:** Jonathan Barnes Architecture & Design c/o: Sarah Mackert  
**Developer:** Solove

### **Request:**

Conceptual review for 8-story apartment building on the space that is currently surface parking.

### **Discussion**

Sarah Mackert – schematic / conceptual phase of project. Will be in front of the Buckeye Garage on E. Long St. and replace asphalt parking lot. Proposing to build single loaded corridor 8-story apartment building. The project is recessed from the sidewalk and will have a 20 ft. front yard. Working with landscape architecture firms to do something special, a very urban front yard. Not attaching to the garage will result in 20 ft. dead space between building and garage. The existing access to the garage (825 leased parking spaces) will be kept. The apartment building will be connected to the garage on each level, but will compensate on floor to floor height by internal stairs. One bedrooms and studios.. There will be no balconies, the angular windows will act as somewhat as these. There will be a common area on the 8<sup>th</sup> floor.

Serrated upper floors on the western part. Primary view of the building will be from east bound on Long St. We will be focusing on materials and “movement” of the building. Possibly gradation of color (blue and greys). MB – is there retail opportunity? A. – That would occupy the entire 70 ft. depth. Apartments don't need to be that wide.

The applicants are in the process of buying the garage. Question as to whether Long Street is a good street for retail. JM – wonder if the widths of the bay couldn't be varied to be made to be more organic / sculptural. SW – looks like 50's modern architecture, maybe moderate colors. A. – We've been trying to stay with the sculptural. Long St. is a difficult St. for retail, with the exception of the Atlas, is not an attractive street. OB – would renting on ground level be an issue security wise. A. – that is why these are bi-level and there is landscaping.

DT – comments from people advocating the need for retail and also by an adjacent property owner concerned about the loss of surface parking. Dr. Ford and his concern with short term parking downtown.

## **Results**

Conceptual review only.

**Case #5 17-4-5****Address: 274 E Long Street****1:56:00****Applicant and Design Professional :** Jonathan Barnes Architecture and Design**Property Owner:** Eclipse Real Estate Group & Edwards Companies**Attorney:** Connie Klema**Request:**

Conceptual Review for 3-story Mixed Use Building – Ground Floor Parking and Retail, Upper 2 Floors – 3 apartments

**Discussion**

Jonathan Barnes – contextual information. Clarification on the permanent no-build easement on the adjacent parking lot to the east. Site of current project is small, 58' depth by 84' width. Opportunity to fill in urban fabric. Connie Klema – excited about Long St. Approached by Jeff Edwards to allow parking and having modest building at the same time. Shared parking with Edwards, masking parking in rear. JB - Storefront at corner to add life (450 sf café space). Looking for creative solution with lots of glass on the upper floors. Three bi-level residential units above, including mezzanine floor. Garage will not be ventilated, so open area is needed. There will be screens on the south, west and east. The north will be open to the surface lot beyond. Spaces will be accessed from outside the building. A brick screen, 50% open, is being proposed. Residential units to have typical storefront glass. It will also have a galvanized metal panel. Some industrial look is desired. KK – cool infill. The west façade is one that people will see. The windows might be a little bit small relative to the rest of the materials. JB – there are some constraints with closets, bathrooms, etc. We'll look into it.

ML – will you express the columns on the north façade more? JB - On the west side, the garage door will be glass.

**Results**

Conceptual review only.

**V. Business / Discussion****Update and presentation on North Market RFP project****2:12:00**

Mark Lundine, Economic Development Administrator, City introduced project. Background – presented RFP process a couple of months ago. City has made selection. 2<sup>nd</sup> phase of public input. Wood & Schiff selected. Next three to four months dialog with the public. Will eventually come back for formal action. Seeking initial feedback from Downtown Commission today. Public meeting at Convention Center May 9.

Mark Wood - excited about project, expect to be starting in 12 to 15 months. Iconic, will help continue success of Market. Review of development experience. +

David Votero, of Schooley Caldwell presented a PowerPoint. Began design in Nov. 2016. Historic of North Market, began in 1876. Last of the city's markets. Before it was the location of North Cemetery. Archeologist has been retained.

Initial charrette talked about fitting in with neighborhood, scale, mass and parking. A pulled back tower evolved. Flexible Spruce St. plaza that extends to Convention Center and is open for expansion for special events. Arcade connection to Market from new tower. Strong masonry base to the building picking up rhythms and scale of Wall St., Vine St. and Spruce St. Multiple entrances, market as through-thru activity. Lower level parking (135 parking spaces, just as the

current surface parking lot) as well as two level above (3<sup>rd</sup> and 4<sup>th</sup> floors accessed via bridge from Vine St. garage) 80 spaces per floor, that are flat so they could be adapted to non-parking uses. Above garages a couple of floors of office. As the overall building steps in. Some outdoor spaces as the building steps in, including possible restaurant terraces. Tower will largely be residential.

Should provide enough expanded room for the market's needs. Large sign (an iconic element) might be relocated. Desire to activate the 2<sup>nd</sup> level of the market.

Will create element on the northern downtown skyline, a civic landmark. SW - People have misused the parking operation of the surface lot, will that continue? A. Parking habits will likely change, such as the use of the Goodale Garage. Our guidelines stipulate that higher densities should be along the High St. corridor. This is a little off of High. KK – skyscrapers have given way to mid-rise 6- 12 story buildings such as Arena. This site is at the confluence of density and infrastructure that might enable skyscraper form, I have no problem with the height, I think it is great. DP – have you already gotten opinions of residents in the community? A. – May 9 is the start. DP – it seems that the North Market part is getting smaller and smaller. A. – we are trying to keep the present market as the focus. Richard Wolfe, Market Master – first time in 150 years that the market will operate independent of the City. We will add 10,000 sf. There will be improvements to the market as well. JM – North Market has a smaller scale and street presence. Atrium entrance should clearly articulate that there is entry to the market, but also be subservient to the old market. I think the concept overall, is wonderful. RW – I would have put the big sign towards freeway for more visibility. There will be new opportunities for signage and wayfinding. It's hard to find, even from High St. A – Northeast corner stairwell in market, will go away. ML – will there be an escalator leading to the 2<sup>nd</sup> floor? A. – Just a monumental stair. There also will be other ways to get up there. SW – markets can have problems. Parking, merchants going somewhere else, wrong type of merchants. A. – market needs to be vibrant to make this project work. We don't want to see it becoming a food court.

## **Public Forum**

Staff Certificates of Appropriateness have been issued since last notification (March 28, 2017)

1. 342 E Long – Man door
2. 15 W Cherry – Man door
3. 360 S Grant – Signage- Franklin University
4. 487 Park St – Canopy
5. McConnell Garage – AT&T Cell Antennas
6. 390 E Broad – CCAD Fashion Show tent
7. 101 E Town – Transfer entrances
8. 34 E Broad – HRC Referral – Palace Theater, mechanical work
9. 85 E Gay – AT&T Antennas
10. 400 N High – Convention Center – Skylight – Replacement in kind
11. 35 W Spring (Marriott) Red Apple iPhone
12. 15 W Cherry - Red Apple iPhone
13. 60 E Long - Red Apple iPhone
14. 285 N Front (rear) - Red Apple iPhone
15. 43 W. Long - Red Apple iPhone

**Note: Business Meeting – Tuesday, May 9, 8:30 am in the STAT Room, 77 N. Front Street**  
**Next regular meeting will be on May 23, 2017, the fourth Tuesday of the month (four weeks away).**

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.**

2:50:00